

Andrew Landrum House
1217 Santa Clara Street
Santa Clara
Santa Clara County
California

HABS No. CA-2064

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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Architectural and Engineering Record
National Park Service
Department of the Interior
Washington, D. C. 20243

HISTORIC AMERICAN BUILDINGS SURVEY

HABS NO. CA-2064

ANDREW LANDRUM HOUSE

Location: 1217 Santa Clara Street (at the corner of Jackson Street), Santa Clara, Santa Clara County, California.

USGS San Jose West Quadrangle, Universal Transverse Mercator Coordinates: 10.593420.4133610

Present Owner and Occupant: Mr. and Mrs. Martin J. Battle.

Present Use: Private residence.

Significance: The Andrew J. Landrum House was erected in 1875 in a combination of the then popular Italianate and Gothic Revival styles. Landrum, a noted Santa Clara carpenter, designed his new home from pattern books as seen in the corner guoins, Italianate porch with scroll brackets, gables with cross-bracing, and the cruciform interior plan. Virtually in its original condition, the house is an excellent example of eclecticism and is a designated landmark of the City of Santa Clara.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Landrum bought the property on July 8, 1874, so it is probable that the house was completed in 1875.
2. Architect: None known. However, as Landrum was a carpenter, it is probable that he used pattern books.
3. Original and subsequent owners:

Book 32, page 411, July 8, 1874.

Grantor: George A. Miller.

Grantee: Andrew J. Landrum.

Price: \$900 Gold coin.

"All that certain parcel of land, beginning at the corner of Jackson and Santa Clara Streets, 150 feet on Santa Clara Street by 152 1/2 feet on Jackson. Southeast corner of Block Number Three, South Range 3."

Book 363 Official Records, page 159, November 28, 1927.

Grantor: Thomas J. Landrum, et ux, (Thomas being Andrew's son).

Grantee: Martin J. Battle, et ux.

"A portion of Block 3 South, Range 3 West, measuring 150 feet by 82'-6".

(Note: Landrum had sold off part of his lot to his daughter in 1904. This is recorded in Book 286 of Deeds, page 225, November 29, 1904, being a parcel on Santa Clara Street measuring 70 feet by 100 feet. On this parcel Landrum's daughter built a house, which is still there. Another deed of the same day conveyed the rear portion of this property, being a piece of land measuring 70 feet by 50 feet. However, this transaction was not recorded until October 4, 1913, Book 406 of Deeds, page 554.

4. Builder, contractor: As Landrum was a carpenter, he probably was the builder-contractor.
5. Original plan and construction: No plans exist, but from an examination of the house, little has been changed.
6. Additions and alterations: Before 1927 when the Battles bought the house, a small shed had been added off the down-stairs bedroom for a bathroom. The Battles, since 1927, have made the following alterations: The former pantry was made into a bathroom. The doorway to the bathroom was changed from the kitchen to the dining room. A small room (east) off the kitchen, which had been used to keep churns and kitchen equipment was made into a breakfast nook. The original door was removed and the opening made larger. The original beaded board wainscoting remains. The back (north) porch was enclosed for a utility area. Four windows were added. The center two are fixed and the two flanking windows open out. All have one-over-one lights. This enclosure was made after 1954, as the Sanborn Maps prior to this time show the whole back porch open.

B. Historical Events and Persons Connected with the Structure:

Andrew Landrum was a highly regarded carpenter in Santa Clara. Mr. Landrum advertised in the Santa Clara County Directory as a "carpenter." Little could be ascertained about the Landrum family. However, the Landrums must have been quite prominent as "Landrum, Miss M., 1217 Santa Clara Avenue" is listed in the Social Directory of 1903, as compiled by Mary Bowden Carroll. Miss Landrum was one of the twenty-nine ladies listed under the Santa Clara Section of the San Jose Social Directory. Most of the ladies stipulated certain days and hours when they would be at home for callers. Miss Landrum did not do so. It is also said locally that the Landrum House was one of the few structures in Santa Clara whose chimney did not crumble in the earthquake of 1906.

C. Sources of Information:

1. Bibliography:

a. Primary and unpublished sources:

Santa Clara County Records and Deeds. 70 West Hedding Street,
San Jose, California.

b. Secondary and published sources:

Butler, Phyllis. The Valley of Santa Clara - Historic Buildings
1792-1920. San Jose, CA: Junior League of Santa Clara, 1975,
p. 91.

Carroll, Mary Bowden. Ten Years in Paradise - Leaves from a
Society Reporter's Notebook. San Jose: Popp and Hogan, 1903.
Reprinted by San Jose Historical Museum Association. Undated.

"Santa Clara California." (Map) Sanborn Map and Publishing Co.,
New York, 1887, 1891 and updated.

Santa Clara County Directories. 1894-1933.

Santa Clara County Historical Heritage Commission. Santa Clara
County Heritage Resource Inventory, 1973-1979. San Jose, CA.:
1979.

Triton Museum of Art. 200 Years of Santa Clara Valley
Architecture - A Stylistic Survey. Santa Clara: Triton Museum
of Art, 1976.

2. Interviews:

Mr. and Mrs. M. P. Battle, 1217 Santa Clara Street. July 1979.

Prepared by Sibyl McCormac Groff
Supervisor
Santa Clara County HABS Team
Summer 1979

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This T-shaped story-and-a-half frame dwelling combines Italianate and Gothic Revival elements in an eclectic blend. Houses of this type were common in Santa Clara County in the late nineteenth century.

2. Condition of fabric: Except for some damage to finials and cross-bracing in the gables and damage to other small ornaments, the house is in good condition.

B. Description of Exterior:

1. Over-all descriptions: The structure is T-shaped; the rectangular front block of the house measures 32'-5 1/2" 18'-4 1/4". The rear wing of the house, perpendicular to the first rectangle's long side, measures 25'-2" by 17'-3 1/2". There are three bays at the front, and the building is one and a half stories high.
2. Foundation: The foundation is timber construction on mud sills. Novelty siding occurs beneath a plain molding at the top of the foundation.
3. Wall construction, finish and color: The novelty siding of the house is painted white. There are rusticated quoins at each of the corners of the house, one quoin per board of siding. The south and east elevations are designed for the street and the north and west elevations are undecorated and spare.
4. Structural system, framing: The structure is an example of balloon framing.
5. Porches, stoops and bulkheads: The front (south) porch roof is supported by four paired Italianate posts with chamfered edges; the posts have pilaster responds, and bases and capitals formed by moldings. Above the posts is an Italianate entablature which includes molded dentils between four scroll brackets. Above this is a simple cornice. There is a decorative, geometric balustrade of wood, and five steps of wood lead to the porch level. The east porch is supported by two Italianate posts with chamfered edges and bases and capitals similar to those on the front porch. The posts are flanked by pilasters. These elements support a plain entablature capped by a simple cornice. The east porch has a decorative, geometric railing like that of the south porch and is reached by six wooden steps. A frame porch has been closed in at the rear of the house with tongue-and-groove sheathing, plywood and wooden-frame storm windows. The four posts of the porch are still visible as supporting members. The stair to this wooden porch has a decorative wooden rail.
6. Chimneys: There is a brick chimney at the rear of the house.
7. Openings:
 - a. Doorways and doors: The front entrance door on the south is a four-panel wooden door with a semicircular fanlight above. The fanlight is made of one piece of glass, not divided into segments. There are decorative spandrel panels in wood above

the fanlight. The front door is surrounded by architrave molding which is very deep, and the jambs of the doorway are similarly deep and have panels in them. There is an old bell device, worked by a crank, in the door. The door on the east is a four-panel wooden door in a wooden frame with a plain trim surround.

- b. Windows and shutters: The Landrum House has a variety of windows. There are three windows on the south wall, two of which flank the main entrance door. Those windows are surrounded by plain trim, have a segmental arched head, and the entire composition is capped with a triangular pediment. The windows are double-hung and have two-over-two lights. There is one pointed arch window of Gothic inspiration in the gable above the entrance door. The pointed window has a drip molding, is double-hung and has two-over-two lights. The east windows exhibit a similar character. One large window with plain trim includes two double-hung window units (one-over-one lights), beneath a triangular pedimented cap. The heads of the windows are segmental arches. This window is mirrored on the west elevation by an identical window. There is a pointed Gothic window with drip molding identical to the south gable window in the east gable. Beneath the east porch roof are two double-hung windows with two-over-two lights, plain trim, segmental arches and no caps. Another east window in the wing is exactly the same as the window just described, except that it is capped with a cornice of elaborate molding. Each window except the Gothic windows and the double window beneath the pediment have shutters that are specially formed to fit the arch-headed windows.

8. Roof:

- a. Shape, covering: The roof is a cross-gable roof in shape and is covered by both original and replaced wooden shingles.
- b. Cornice, eaves: The house has simple wooden cornices. There is a decorative wooden cross-bracing with chamfered edges within each gable. Until 1980, there were ornamental pendants below each cross-brace and turned wooden finials astride each gable end. The north gable finial remains in place.

B. Description of Interior:

- 1. Floor plans: The principal entrance door opens into a center hall. A door to the east leads into the parlor. At the end of the hall is the dining room, which extends across the width of the house. A sliding door on the southeast side of the dining room leads into the parlor. Another door (southwest) goes into the bedroom. On the north side of the dining room are two doors, one into the bathroom (northwest) and one into the kitchen (northeast). Another

door (east) opens to the outside porch. At the rear of the kitchen, a door opens to the utility room and storage room to the west. Returning to the center hall, a stairway ascends to the second floor. The center hall on that floor is flanked by two bedrooms. To the rear is a large unfinished attic.

2. Stairways: The central stairway has nineteen risers and ascends straight up and then curves to the east at a 45 degree angle. The balustrade is mahogany, and the treads are of pine with redwood molding. There is a bulbous newel post. The balusters are turned.
3. Flooring: The original wooden flooring is intact throughout the house.
4. Wall and ceiling finish: The walls are plastered and have picture moldings throughout. The ceilings in the two upstairs bedrooms are coved.
5. Openings:
 - a. Doorways and doors: The downstairs doorways have architrave trim and have "faux bois" graining in light and dark brown. The upstairs doors have the same trim and unglazed transoms.
 - b. Windows: The windows in the main rooms have architrave trim.
6. Decorative features and trim: The ceiling of the parlor has a plaster medallion where the former gas fixture was. The medallion has a pattern of grape vines, tassels and flowers. The original marble fireplace remains in the dining room and has a cartouche of carved grapes and fruit.
7. Hardware: The original window and door locks are made of brass and have Eastlake decoration of flowers and geometric strapwork.
8. Mechanical equipment: All modern.

D. Site and Surroundings:

1. General setting: The Landrum House is located in a predominantly residential neighborhood comprised of 1910, 1920 and more modern housing stock. Being the oldest house in the area, it is recognized as a landmark by the community.
2. Outbuildings: A garage and a carriage house are in the back. The latter appears to have been built at the same time as the house.

Prepared by R. David Schaaf
Architectural Supervisor
Santa Clara County HABS Team
July 1979

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the County of Santa Clara. The 1979 summer project, the last of a three-year recording project in Santa Clara County, was completed under the general direction of John Poppeliers, Chief of HABS; Kenneth L. Anderson, Principal Architect; and Sibyl McCormac Groff, Project Supervisor (Columbia University); with David Schaaf, Architectural Foreman (Carnegie Mellon University); Jan Cigliano (Oberlin College); and student architects William Coppa (University of Virginia), Jon Lourie (University of Maryland), Ann Munly (Princeton University), John Murphy (Texas Tech University), and Matthew Poe (Virginia Polytechnic University), at the HABS field office in Santa Clara, California. The drawings were edited in the HABS Washington Office in the summer of 1979 by architect David Schaaf. The historical and architectural data were edited by Jan Cigliano and Denys Peter Myers, architectural historians on the HABS staff in 1979 and 1981. Photographs were taken by photographer Jane Lidz in the summer of 1980.